

**Town of Clarence
Planning and Zoning**

Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: October 17, 2014

Re: October 22, 2014 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the October 22, 2014 Town Board Meeting Agenda:

PUBLIC HEARINGS:

1. ADMINISTRATIVE REVIEW FEES.

The Town Board has asked for an amendment to Chapter 99 of the Code of the Town of Clarence, Fees, to consider an amendment to add a Recreation Fee to Multiple Family Housing Projects. This Recreation Fee would be similar to the Recreation Fee required for single family home subdivision approvals. The proposed amendment adds a \$450.00 per unit Recreation Fee to the Building Permit application for an approved multiple family housing project.

2. COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING OPPORTUNITIES.

As a member of the Consortium of Erie County Governments, the Town of Clarence is eligible to apply for Community Development Block Grant (CDBG) funding under Federal Housing and Urban Development (HUD) guidelines. Specifically, CDBG funding must be used to benefit low and moderate income families. Last year the Town was successful in partially funding the Senior Center vestibule improvements for accessibility.

The Census Bureau has updated census tracts within the Town and there are two tracts that are eligible under federal funding guidelines. Projects that impact these areas will rank higher and it does include the Main Street corridor from Thompson Road to Shisler Road. As always, Rural Transit Service will need to be identified as an acceptable project under the established guidelines.

FORMAL AGENDA ITEMS:

1. LOU VISIONE, EAST OF 8570 MAIN STREET.

Location: North side of Main Street, east of Harris Hill Road.

Description/History: Existing vacant lot located within the Harris Hill Traditional Neighborhood District.

Proposal: Applicant is proposing to display sheds for sale at this location.

Master Plan: Area identified within the Harris Hill TND

Reason for Town Board Action: The Town Board has authority to approve uses in the TND and to issue Temporary Conditional Permits.

Issues: Landscaping, number of display units, hours of operation. A public hearing will be required to consider a Temporary Conditional Permit.

WORK SESSION ITEMS:

1. MARIE BIELMAN, 8755 HOWARD DRIVE.

Location: South side of Howard Drive east of Connection Drive

Description/History: Existing single family residential property located in the Residential Single Family Zone.

Proposal: Applicant is proposing to add an in-law apartment to the existing residence.

Master Plan: Area identified in a residential classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board may approve the use with a Special Exception Use Permit.

Issues: A public hearing is required to consider the use.

2. DAVIS TIBURZI, 5333 TRANSIT ROAD.

Location: East side of Transit Road, north of Greiner Road.

Description/History: Existing vacant property located in the Major Arterial Zone

Proposal: Applicant is proposing to clear and grade the vacant property for marketing purposes.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Clearing Filling and Grading Law, the Town Board has final review and approval authority for such applications.

Issues: Town Engineer approval and buffering of adjoining residential uses.

3. NORTH AMERICAN GENERAL DEVELOPMENT, 6855 TRANSIT ROAD.

Location: East side of Transit Road north of County Road.

Description/History: Existing vacant property located in the Traditional Neighborhood District.

Proposal: Applicant is proposing to clear and grade the vacant property for marketing purposes.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Clearing Filling and Grading Law, the Town Board has final review and approval authority for such applications.

Issues: Wetland impacts, Town Engineer approval and buffering of adjoining uses.